

Delegated Report		Analysis sheet	Expiry Date:	04/07/2014
		N/A	Consultation Expiry Date:	14/08/2014
Officer			Application Number(s)	
Olivier Nelson			2014/2822/P	
Application Address			Drawing Numbers	
60 Fellows Road London NW3 3LJ			Please refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Extension at second floor level and roof terrace area above with a new balcony above the existing front porch and associated railings.				
Recommendation(s):		Refuse planning permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	16	No. of responses	09	No. of objections	09
Summary of consultation responses:	<p>No. electronic 00</p> <p>Press notice: 24/07/2014 – 14/08/2014 Site notice: 23/07/2014 – 13/08/2014 Objections are on the following grounds:</p> <ul style="list-style-type: none"> • The proposed extension would lead to a loss of privacy • The height of extension would reduce light to neighbouring properties • The extension would lead to a loss of light to the glazed roof. • The extension would also lead to a loss of light to a single bedroom which opens to the existing open terrace. • The extension would deplete the light getting through to the hallway. • The extension may increase the number of people at the site and this in turn could increase noise. • If extension was permitted it would set a precedent and would be to the detriment of the existing terrace and conservation area as a whole • The proposed balcony positioning at the front of the property would be unsightly. • It is not just the railing of the balcony which would be visible but also any tables, chairs on roof area. This would not wholly be in keeping with the street scene or Conservation Area as a whole. • The stretch of properties from 50 to 66 Fellows Road mainly semi-detached properties and there no extensions of this type in the vicinity. • The properties from 50 to 66 Fellows Road have been extended at single storey with a side extension linking them together. • The detailed decision of the extension and the fenestration treatment is out of keeping with the building and the existing street scene due to the absence of brick work. • The changes to the porch to allow a balcony at roof level would be harmful to the appearance of the building and the street scene. • The drawing that's the balcony would match those at 68 & 70 Fellows Road. These are not part of the same group of properties and do not indicate that such balconies are acceptable. • Policy BE37 is of specific relevance. This states that side extensions would only be acceptable where they do not upset the character and relationship between properties. • To add an unnecessary extension would detract substantially from the appearance of the property and would impinge directly on privacy. 					
Belsize CAACcomments:	<p>The objections to the proposal were as follows:</p> <ul style="list-style-type: none"> • Object to any infill, above porch height, to gaps between paired villas. • Object to loss of staircase windows • Object to use of porch roof as terrace • Object to new, out of scale, French doors to this terrace • Object to out of character railing design to this terrace. 					

Site Description

The site is occupied by a 3 storey with a basement level semi-detached building on Fellows Road. The application is for additions to the second floor only. The building is constructed of yellow London stock brick. The area is characterised by residential properties.

The site is located in the Belsize Conservation Area and, while not listed, the building on the site is identified in the Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area.

Relevant History

Application property

32322 - Change of use and works of conversion to sub-divide the existing maisonette on ground and basement floors into two self-contained flats. **Granted 17/07/1981**

2014/2824/P - Erection of extension at second and third floor level with a new balcony above the existing front porch and associated railings. **Refused 18/07/2014**

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG6 Amenity

Belsize Conservation Area Character Appraisal

Assessment

1. Detailed Description of Proposed Development

- 1.1 The application proposes an extension at second floor level with a terrace above which would be accessed via the third floor level. The extension at second floor level would be the extension of the 2nd bedroom which is at the front of the property. This extension would have one window on the front elevation facing onto Fellows Road. At third floor level the roof terrace would be the same area as the second floor side extension with 1.2m high railings all the way around. The proposal would also see the addition of a balcony above the existing front porch which would be accessed from the 2nd bedroom.
- 1.2 Belsize Conservation Area appraisal and management plan notes that side extensions may be acceptable providing they do not upset the character and relationship between the properties. In relation to roof terraces the main issue found within the Conservation Area statement was properties which had inappropriate railings which are prominent in the street scene.
- 1.3 Generally side extension at first floor level or above are not considered to be acceptable where they upset the character and relationship between the properties. Usually the infilling of gaps will be resisted where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line. In this instance the proposed side extension and terrace area above would compromise the symmetry between the properties on Fellows Road.
- 1.4 The recently refused planning application at the site (2014/2824/P) was for the erection of a second and third floor level to the side of the property. This application also proposed a new balcony at second floor level above the existing front porch with the introduction of French doors and iron railings to the front. The difference between this application and the one recently refused would be that this application is for a second floor side extension, with a roof terrace above.

2. Design

- 2.1 The building is noted as being a positive contributor within the conservation area and proposals to extend or alter the property must preserve and or enhance the established character and appearance.
- 2.2 Planning permission is sought to erect a side extension at second floor level with a roof terrace above which would be above the existing side extension. The extension would be finished with a flat roof and would be 3.2m below eaves level of the main building.
- 2.3 The position of the extension and roof terrace would see a loss of the visual gap above ground level which is a characteristic of the area. The proposal would infill the gap between 58 and 60 and this extension would not be a characteristic of the existing pair of semis. Policy BE37 of the Belsize Conservation Area statement states that side extensions would only be acceptable where they do not upset the character and relationship between the properties. The adjoined neighbour at no. 62 does not have a two storey side extension, and it is felt the proposal would reduce the symmetry between the two properties which is a characteristic of the area. The statement goes on to say that the infilling of gaps would be resisted where an important gap is compromised or the symmetry of the composition of a building would be impaired. There is already a side extension and the proposal would not be in line with the conservation management strategy with the additional height and creation of roof terrace which would see the loss of symmetry to the building. The proposal would fail to preserve or enhance the character and appearance of the Belsize Conservation Area.

2.4 The creation of a balcony to the front of the property would be positioned above the existing front porch. The balcony would be the full width and would incorporate two double French doors which open from the 2nd bedroom onto the balcony area. The double French doors would unbalance the existing pair of semis, as the adjoined neighbour still has a window above the front porch. The introduction of a balcony to the front of the property is not in keeping with the character of the Belsize Conservation Area. The proposed railings would be similar to those used at no. 68 Fellows Road. This balcony was in place prior to the designation of the conservation area, when Fellows Road was added to the Conservation Area. Although this is present, the properties close to the application do not have front balconies and it is felt the balcony addition would be an incongruous addition which would unbalance the existing pair of semis.

2.5 For the reasons listed above the proposed development is not considered to be consistent with LDF policies CS14, DP24 & DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

3. Residential Amenity

3.1 The second floor level extension would unacceptably impact on the outlook of the neighbouring property as well as the property at ground floor of the subject building. The height of the extension coupled with its position it is likely to be detrimental to the enjoyment of the kitchen/dining area which has a glazed roof. There is also a single bedroom/ office area which opens onto the existing lightwell; it is likely the extension would impact on the light received to the bedroom. The extension would be overbearing to this neighbour. The proposal is contrary to the Policy DP26 which states that the council will protect quality of life of occupiers and neighbours.

3.2 It is not considered that the proposed side extension would lead to overlooking; the proposed window would face on to the front garden. No windows have been placed on the side or rear elevations and this would help to reduce overlooking opportunities. The roof terrace however would create a platform which would increase overlooking opportunities. There are windows on the side elevation of the neighbouring properties. CPG 6 does state the most sensitive areas of overlooking are the living rooms, bedrooms, kitchens and parts of a garden nearest to the house. In this case the roof terrace would overlook the kitchen of the flat at ground floor level and the rear garden. The proposal would not have any screening which would mean the viewing platform would be wider on this terrace. There are obscure glazed windows on the side elevation of no. 58 it is not considered that the property would increase overlooking to this neighbour. Although there may be increased overlooking opportunities to the rear garden of no. 58. There are no roof terraces in the immediate area and a roof terrace such as this with no screening or barriers is likely to generate noise to the detriment of neighbouring properties.

3.3 The balcony positioned at the front of the property would overlook onto the front garden. There may be privacy issues as the ownership of the front garden differs to the ownership of the upper floors. Although the front garden is readily visible from street level so it is not considered in this instance to be a loss of privacy.

4. Recommendation

Refuse planning permission

